

Frequently asked questions related to land use and/or the city's development process.

1. **Who can I call if I don't know where to start and are not familiar with Scottsdale's development process.** You can call the Planning & Development Services Customer Relations Office at (480) 312-2647 or e-mail rmeinhardt@ScottsdaleAZ.gov
2. **If I am considering purchasing a home in Scottsdale what information should I be aware of?** Part of your research should include access to zoning (which identifies what can legally be built in and around the property you are considering) and what the city has planned to built in and around your property – which is identified in Scottsdale's General Plan. It is important to note that schools and churches are considered residential uses and can be located in residentially zoned areas. You can access zoning information on-line (see question 6 below) and Scottsdale's General Plan on-line at <http://www.ScottsdaleAZ.gov/generalplan> If you have questions about the General Plan you can call the City's Strategic Planning Office at (480) 312-7990.
3. **Who can I call to answer land use questions?** You can call the Planning & Development Services Department at (480) 312-2352 or (480) 312-7829 or you can e-mail dhadder@ScottsdaleAZ.gov or thuish@ScottsdaleAZ.gov
4. **What is zoning?** The zoning identifies what can legally be built on a piece of property. Zoning is generally categorized into three areas: 1) residential; 2) commercial; or 3) industrial and also carries a designation related to the intensity of the development.
5. **What are the different residential zoning districts?** Residential zoning identifies the minimum size of the lot, i.e. R1-7 zoning identifies the following: R (residential); 1 (single-family); -7 (minimum lot size of 7,000 square feet); R1-35 equates to Residential, single-family with a minimum lot size of 35,000 square feet.
6. **What are setbacks and why are they important?** Scottsdale's residential zoning districts identify the minimum lot size and also include restrictions related to maximum building height and depth of the front yard and the side yards (required spacing from the property line). The front yard is identified as the area adjacent to road access. Setbacks ensure a minimum amount of open space between properties and homeowners need to be familiar with setback requirements before considering home improvements that extend the footprint/size of the home.
7. **How can I access the city's zoning ordinance?** Scottsdale's zoning ordinance is located in Appendix B of the City Code which is available on-line at <http://livepublish.municode.com/2/lpext.dll?f=templates&fn=main-j.htm&vid=10075>
8. **I am having difficulty navigating the on-line City Code document/Zoning Ordinance – who can I call for assistance?** You can call the Planning & Development Services Customer Relations Office at (480) 312-2647 or e-mail rmeinhardt@ScottsdaleAZ.gov
9. **How can I identify the zoning on a piece of property?** Zoning maps are available at the City's Records Division, located on the first floor of One Civic Center, 7447 E. Indian School Rd. The Records Division can be reached by phone at (480) 312-2356. For general informational purposes, you can also access zoning information on-line at: <http://eservices.scottsdaleaz.gov/cosmap/lis/default.asp>
Once you link to the above web address, you can obtain zoning (and other related land-use information) by entering one of five search options: 1) address; 2) intersection; 3) assessor parcel number (APN); 4) quarter section; or 5) key area map. If you have questions on how to navigate this web site, please call (480) 312-2356.

10. **How close to my property line can I build an addition or an accessory structure (i.e. a tool shed, storage structure)?** Additions of livable area to homes must meet the same setbacks that the home must meet. Patios, porches and other such additions will need to meet either specific provisions in the residential district that applies to the property or the provisions of the General Provisions section of the Zoning Ordinance. Accessory buildings need to meet the specific provisions for such buildings in the General Provisions of the ordinance, or if the property is located in an area that has the Foothills Overlay it will need to meet the specific provisions included in this overlay district.
11. **How do I measure the height of a structure?** There are two basic ways to measure the height of a building. Outside of areas with the Environmentally Sensitive Lands overlay building heights typically are measured from the average curb elevation adjacent to the property. For properties within the Environmentally Sensitive Lands overlay building heights are measured from the original natural topography before the site was developed. If there is the potential for major flooding, the building height may be set a one-foot above the flood elevation as determined by a detailed engineering study.
12. **What is ESL (Environmentally Sensitive Lands Ordinance)?** The Environmentally Sensitive Lands Ordinance is unique to Scottsdale and provides an additional layer of regulations to protect and preserve Scottsdale's desert environment. The ESL ordinance was adopted by the Scottsdale City Council in 1991 to guide development throughout 134 square miles of desert and mountain areas – roughly those areas located north and east of the Central Arizona Project canal (CAP). You can access an ESL map on-line at: <http://www.scottsdaleaz.gov/codes/OrdinanceUpdates/ESLOMaps.asp>
13. **What is NAOS (Natural Area Open Space)?** The intent and purpose of the ESL ordinance (see definition above) is to identify and protect environmentally sensitive lands in Scottsdale and to promote public health and safety by controlling development on these lands. The ESL ordinance requires that a percentage of each property be permanently preserved as Natural Area Open Space and that specific environmental features including vegetation, washes, mountain ridges and peaks, be protected.
14. **What types of business are allowed as home occupations?** Home occupations that are allowed include those professional, clerical, crafts and other such activities that do not require any exterior modifications to the residence, that do not sell anything on the premises and do not have any employees coming to the property to work on the premises.
15. **What is the difference between a mobile home and manufactured housing?** For the purposes of Scottsdale's zoning ordinance a mobile home and a manufactured home are essentially the same thing. Homes that have sub-assemblies built off-site are not considered to be manufactured homes under our ordinance.